



Hillside Cottage

Emery Down, Lyndhurst, SO43 7DY

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NEW FOREST





HILLSIDE COTTAGE

EMERY DOWN • NEW FOREST

A truly stunning semi-detached property set in the heart of Emery Down offering light and spacious accommodation amongst many character features dating back to 1840. The property further offers a beautiful cottage garden, off road parking and a large garage with workshop to the rear.

£999,950

 3  3/4  2







The Property

Entering the property through a solid wood front door, a hallway with WC to the side creates a welcoming feel into the oldest part of the property, which greatly benefits from high ceilings throughout. To the left-hand side is the sitting room benefiting from a dual aspect over the front garden. This room offers scope for a variety of uses such as a study, snug or fourth bedroom. From here there is a lovely big dining/family room which has been opened up by the current vendors to create a wonderful room. Internal doors and windows flood the room with natural light from the adjacent glass panelled breakfast room and a wood burner stove completes the room.

The kitchen/breakfast room is a striking feature of this property. The glazed elevation to the rear of the property spans the width of the room allowing views over the rear garden and plenty of natural light into the space. The room has been carefully designed to include a kitchen area in the centre comprehensively fitted with wooden shaker style units, wooden worktop, Britannia range cooker with 5 ring gas hob with extractor over, dishwasher and separate pantry style space for a fridge/freezer. Further cupboard space wraps around the internal wall to provide a utility area housing a washing machine, space for tumble drier, boiler, separate ceramic butler's sink and a side door leading to the garage to the side. The extended part of the kitchen room provides space for a dining room table and offers under floor heating. To the side, stairs descend into a cellar ideal for further storage whilst patio doors lead down to the garden where a terraced area provides an ideal space for alfresco dining.



To the first floor, all the bedrooms are of generous proportions. The master lies to the front of the property and is accessed via the stairs ascending from the hallway. This dual aspect room with panelled ceiling offers a light bright room with views over the front garden and local church beyond. This bedroom benefits from a jack and jill en-suite comprising bath with shower over, sink and WC. Sharing the bathroom is another good-sized double with built in wardrobes and an adjoining door to the rear bedroom. This bedroom enjoys views over the rear garden and further benefits from two built in wardrobes and a separate staircase linking to the kitchen and family room beneath. The first floor is completed by a spacious dual aspect family bathroom with wooden panelled walls, Victorian styled plumbing with separate toilet, roll top bath, separate shower, his and her sink and an airing cupboard to the side.





Basement

Approx. 16.1 sq. metres (172.8 sq. feet)



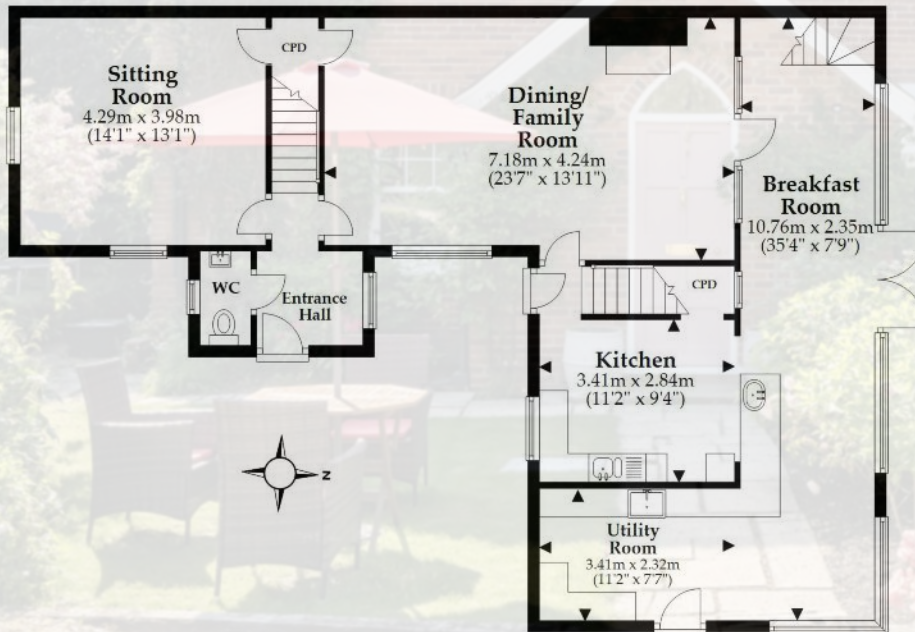
First Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



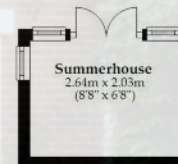
Ground Floor

Approx. 103.9 sq. metres (1117.9 sq. feet)



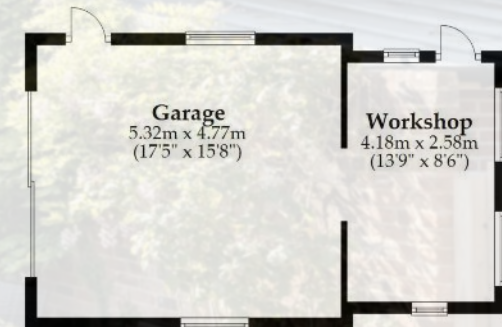
Outbuilding

Approx. 5.4 sq. metres (57.7 sq. feet)



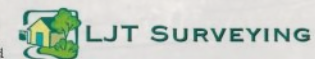
Outbuilding

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 226.7 sq. metres (2439.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





Grounds & Gardens

The property is approached via wooden gates opening onto a large front drive providing off road parking for numerous vehicles. A paved path leads to the striking front door whilst the front garden offers cottage styled planting with a separate lawned area to the side interspersed with shrubs and flowers.

A side gate provides access to the rear of the property where a path leads around the back of the house and continues down the rear garden. The garden is well established with herbaceous borders but offers a good amount of space and privacy.

The outside space is complemented by numerous outbuildings including a summer house with power, a large garage with door to the side and an extra workshop at the end, again with power offering a great space for a studio or home office.



Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Situation

The property is located in this pretty hamlet, on the edge of the village of Lyndhurst.

The village of Brockenhurst (about 4 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes).

For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away. The M27 (Junction 1) is some 3 miles north of the property, connecting through to the M3 for access to Bournemouth, Southampton and London.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles bear left at Goose Green T junction onto Chapel Lane/A35 and proceed to the end of the lane before turning left onto the A35, Bournemouth Road. After approximately 200 metres, turn right by Swan Green. Cross over the cattle grid and over the crest of the hill where the property will be found on the right hand side, opposite the church.

Services

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

All mains services connected



Hillside Cottage is situated in the ever popular village of Emery Down which has an historic Church and renowned Public House

The Local Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages vibrant market towns and hidden hamlets.

The variety of properties ranges from old hunting lodges and thatched cottages to equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts. It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing 'capital' of the UK with marinas and sailing clubs.

Points Of Interest

New Forest Inn	0.1 miles
The Swan Inn	0.3 miles
Saint Michael & All Angels Infant School	0.7 miles
Lyndhurst Surgery	0.7 miles
Lyndhurst High Street	0.7 miles
Lime Wood House Hotel	1.9 miles
Ashurst Railway Station	3.1 miles



For more information or to arrange a viewing please contact us:

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